

**Government of the District of Columbia**

**ZONING COMMISSION**



**ZONING COMMISSION ORDER NO. 658-B\***

**Case No. 98-7M**

**(Planned Unit Development Modification @ Hillandale Mansion Site N.W. -  
Ricardo and Isabel Ernst)**

**June 8, 1998**

At its public meeting on May 11, 1998, the Zoning Commission for the District of Columbia considered and approved an application from Ricardo and Isabel Ernst for minor modification to an approved planned unit development (PUD) for property located at premises 3905 Reservoir Road, N.W., pursuant to Chapter 24 and the Consent Calendar Regulations of Chapter 30 of the District of Columbia Municipal Regulations (DCMR), Title 11, Zoning. Because the modifications were deemed minor, a public hearing was not conducted.

The Commission determined that this modification request is properly before it under provisions of Section 2409.0 and 3030 of the Zoning Regulations.

**FINDINGS OF FACT**

By Z.C. Order No. 305, dated January 10, 1980, the Zoning Commission for the District of Columbia granted approval of a consolidated planned unit development (PUD) for the development of 268 single family residential dwelling units, including the mansion and gatehouse.

By Z.C. Order No. 658 dated April 16, 1990, the Zoning Commission approved a modification to the PUD that authorized the razing of the mansion structure, the construction of 13 dwelling units on the site of the mansion, and rezone the mansion site from R-1-B to R-4 to accommodate the 13 units. (Subsequent to the action by the Zoning Commission to approve the razing of the mansion structure, the mansion and its site were designated as an historic landmark by the Historic Preservation Board.)

Advisory Neighborhood Commission (ANC) 2-E was provided a copy of the request for modification on April 2, 1998. The Commission notes ANC 2-E did not submit a response to the request for modification. Although no ANC report was filed, the Commission finds that ANC 2-E will not be adversely affected by its action on the amended application for modification.

**\*Corrected from Z.C. Order No. 658-A to 658-B**

**CONCLUSION OF LAW**

Upon consideration of the record in this application, the Zoning Commission concludes the proposed modifications are minor and are consistent with the intent of the previously approved Zoning Commission Orders No. 305 (January 10, 1980) and Order No. 658 (April 16, 1990). Further, the Commission believes that its decision to approve the minor

modification is in the best interest of the District of Columbia. The modification is consistent with the intent and purpose of the Zoning Regulations and the Zoning Act, and is not inconsistent with the Comprehensive Plan for the National Capital.

The granting of minor modification to the PUD, and preserving the Hillandale Mansion as a historic landmark, results in an increase of one unit in the number of units authorized for the Hillandale Community from 267 to 268. This is an increase of .3% (.003) which is below the customary 2% (.02) modification authority vested in the Zoning Administrator for increases in authorized number of residential units.


**DECISION**

In consideration of the findings of fact and the conclusion of law the Zoning Commission for the District of Columbia on May 11, 1998 by consensus vote (Jerrily R. Kress, Herbert M. Franklin, and John G. Parsons) hereby **APPROVES** the proposed minor modifications.

This order was adopted by the Zoning Commission at its public meeting on June 8, 1998 by a vote of 3-0: ( Jerrily R. Kress, Herbert M. Franklin, John G. Parsons, to adopt Angel F. Clarens and Anthony J. Hood not voting, not participating in the case).

In accordance with provisions of 11 DCMR 3028, this order is final and effective upon publication in the D.C. Register, that is, on AUG 21 1998.

  
JERRILY R. KRESS, FAIA  
Chairperson  
Zoning Commission

  
for SHERI M. PRUITT-WILLIAMS  
Interim Director  
Office of Zoning